



## PERIOD OFFICE BUILDING

**TO LET**

104.1m<sup>2</sup> (1,120 sq ft) approx.

**15 Tudor Road  
Canterbury  
Kent  
CT1 3SY**

- Air Conditioning
- Spacious Reception Area
- Excellent Natural Light
- Close Proximity to the City Centre
- 3 Allocated Car Parking Spaces

## LOCATION

The property is located on the north side of Tudor Road, accessed directly from the A28 Wincheap Road, being a short distance from Canterbury City Centre and adjacent to a mix of shops, restaurants, and cafés.

It is within easy reach of both Canterbury East and Canterbury West stations as well as the central bus station and many of the city's public car parks.

## DESCRIPTION

The property comprises an imaginatively converted Victorian building which now provides contemporary offices on ground and first floor levels.

The accommodation provides a spacious reception area and a mix of open-plan and cellular offices which benefit from the following features:

- Air Conditioning
- Modern LED Lighting
- Carpets
- Kitchen
- Disabled Toilet Facilities
- Excellent Natural Light

Externally the property has use of three allocated car parking spaces in front of the building.

## ACCOMMODATION

The property has the following approximate floor areas;

Floors	Description	m <sup>2</sup>	sq ft
Ground	Reception & Offices	61.8	665
First	Offices	42.3	455
<b>Total</b>		<b>104.1</b>	<b>1,120</b>

## LIBRARY PHOTOGRAPH



## TERMS

The property is available to let by way of a new Full Repairing and Insuring lease for a term to be agreed.

## RENT

Our client is seeking a rent of £19,000 per annum exclusive.

## DEPOSIT

A deposit will be held by the landlord for the duration of the term. Further details are available from the agents.

## BUSINESS RATES

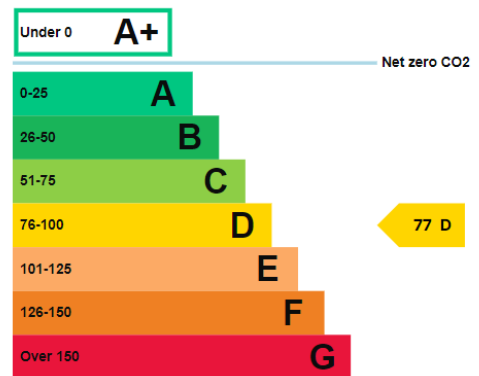
The Tenant will be responsible for the payment of business rates. The Rateable Value (RV) from April 2023 is:

### Offices & Premises

**£9,300**

The current UBR is 49.9p. Interested parties are advised to confirm these figures via the VOA website. The occupier may benefit from small business rates relief - Further details are available from the agents.

## EPC



## LEGAL COSTS

Each party is to bear their own.

## FINANCE ACT 1989

Unless otherwise stated, all rents are quoted exclusive of Value Added Tax (VAT). Any incoming tenants should satisfy themselves independently as to their VAT liability in respect of any transaction.

## VIEWINGS

Strictly by appointment through Sole Agents:

### BTF Partnership

William Hinckley  
Hector Nelson  
01227 763663

Details created March 2024.